



**Lawsons**  
ESTATE AGENTS

**57 Paynes Lane, Feltwell**  
Guide Price £270,000 – £280,000



# 57 Paynes Lane

Feltwell, IP26 4BB

Nestled in a desirable location, this charming 3-bedroom semi-detached house boasts a family bathroom, dining room, and lounge, offering a comfortable and inviting living space. With ample off-road parking, a garage, and a generous rear garden, this home is perfect for families seeking a blend of convenience and tranquillity.

Council Tax band: A

Tenure: Freehold

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- FAMILY BATHROOM
- AMPLE OFF-ROAD PARKING
- GARAGE
- GENEROUS REAR GARDEN
- OIL HEATING
- DINING ROOM
- LOUNGE
- CALL NOW TO VIEW!

## Kitchen

6' 6" x 15' 1" (1.99m x 4.59m)

Window to side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashback, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer, washing machine, tumble dryer, and dishwasher, with undercounter oil fired boiler, radiator, tiled flooring, spotlighting, and doors to family bathroom and dining room.







### Dining Room

14' 7" x 8' 11" (4.45m x 2.71m)

Window to side, built-in shelving / storage, with radiator, carpet flooring, door to lounge, and stairs to first floor landing.

### Lounge

14' 8" x 11' 10" (4.48m x 3.61m)

Two windows to front, feature log burner with surround, with radiator, carpet flooring, and door to side.

### Family Bathroom

7' 6" x 7' 7" (2.29m x 2.31m)

Frosted window to rear, bath with mixer tap and separate shower over, low level W/C, wash basin with mixer tap over, with partial wall tiling, radiator, tiled flooring, and access to loft via ceiling hatch.

### First Floor Landing

8' 4" x 2' 7" (2.54m x 0.79m)

Doors to all bedrooms, with wooden flooring, and access to loft via ceiling hatch.

### Bedroom 1

10' 3" x 10' 11" (3.13m x 3.32m)

Window to rear, built-in wardrobes, with radiator, and wooden flooring.

### Bedroom 2

6' 0" x 10' 6" (1.82m x 3.19m)

Window to front, with radiator, and wooden flooring.

### Bedroom 3

8' 6" x 7' 9" (2.58m x 2.35m)

Window to rear, with radiator, and wooden flooring.

### Garage

9' 5" x 21' 7" (2.86m x 6.58m)

Up and over door to front, mains power and lighting connected, with window to rear, and single door to side.





FRONT GARDEN

Mainly laid to shingle, with low level fence to front, door to lounge, and driveway leading to the rear of the property.

REAR GARDEN

Mainly laid to lawn, with multiple trees, driveway leading to the garage, and door to kitchen.

Parking

The property benefits from a large driveway providing ample off-road parking.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,545.10 per annum for 2025/26.

The property is currently let with tenant in situ, however we expect the property to be vacant prior to August 2025, for more information, please contact the office.

**Anti-Money Laundering Regulations**  
Fees apply, please visit our website for full terms and conditions.

**Viewing**  
Strictly by an appointment via Lawson's Estate Agents 01842 755422.

**Financial Advice**  
Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

**Disclaimer**  
No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents  
34 King Street, Thetford, IP24 2AP  
01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)  
[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

